

15.04.015 – International Building Code 2015 - Amendments

1. **Townhouse:** A single family dwelling unit constructed in a group of 3, 4, 5, or 6 attached units in which each unit extends from foundation to roof and with open space on at least two (2) sides. Dwelling units where more than six (6) units are attached shall be governed by code provisions applicable to multiple family dwellings, rather than the provisions of this one (1) and two (2) family dwelling code.

2. Amend Section 410.7 "Automatic Sprinkler System" by deleting exceptions # 2.

3. Delete the provision in section 706.3 "Materials" in its entirety and substitute the following therefore:

706.3 Materials: Firewalls shall be constructed of approved masonry materials or other similar approved product or assembly.

4. Delete the provisions in Section 903.2 "Sprinkler Systems—Where Required," inclusive of subsections 903.2.1, 903.2.2, 903.2.3, 903.2.4, 903.2.6, 903.2.7, 903.2.9, and 903.2.10 and substitute the following therefore:

903.2 Where required. Notwithstanding any language to the contrary, that is contained elsewhere in this code, an approved automatic sprinkler system installed in accordance with the provisions of all applicable codes and standards shall be provided and maintained in full operating condition throughout every story and basement of all Use Groups as listed in Section 302.4 of the International Building Code.

Exceptions:

1) Structures not considered to be habitable or occupiable of less than 5,000 square feet, with a low fire or life hazard risk and located not less than 30 feet from another structure. Buildings of this type would normally be classified within the Utility and Miscellaneous Group U as described in Section 372 of the International Building Code, Provided:

a. The structure is continually monitored by an approved automatic fire alarm system.

2) Open Parking Garages

The requirements, contained in these exceptions, shall be subject to modifications by the authority having jurisdiction to compensate for particular building conditions to meet the intention of the code.

5. Add Section 903.6 as follows:

903.6 Change of use classification. Notwithstanding any language to the contrary contained elsewhere in the codes adopted, an automatic sprinkler system shall be provided throughout a building, when the use classification of the building or a space within the building changes, provided one of the following conditions exists:

1. if the new or proposed use is more hazardous, based on life and fire risk, than the existing use. (see table 903.6)

This requirement shall be subject to modifications by the authority having jurisdiction to compensate for particular building conditions.

Hazard Category

Table 903.6.3

Relative Hazard	Occupancy Classifications
1 (highest hazard)	H

- 2 I-2, I-3, I-4
- 3 A, E, I-1, M, R-1, R-2, R-4
- 4 B, F-1, R-3, S-1
- 5 (lowest hazard) F-2, S-2, U

6. Delete the provisions of Section 907.2 "Where required" and substitute the following therefore: **907.2 Where Required:** An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with 907.5, unless other requirements are provided by another section of this code. Notwithstanding any provision of Section 907 and its subsections to the contrary, an approved manual fire alarm signaling system shall be installed and maintained in all buildings over one (1) story in height or over 1,000 square feet.

7. Delete the provisions of Section 907.6.6. 1 "Automatic Telephone-Dialing Devices."

8. Amend the provisions of Section 912. 1 "Installation" and substitute the following therefore:

912.1 Installation. The type (Siamese, Storz) and size of the fire department connection shall be in accordance with the NFPA standard applicable to the system design and shall be subject to approval of the Fire Department, based upon an analysis of the building's size and use group. Generally, a 5-inch size, Storz type connection with a 30 degree downward is required.

9. Add subparagraph 6 to Section "1008.3. 3 Emergency Power for Illuminating" as follows: 6. In all rooms and spaces over 1,000 square feet in area with an occupancy load of 20 or more and all mechanical rooms.

10. Amend Table 1020. 1 to read, as follows

Table 1020.1

Corridor Fire Resistance Rating

Occupancy	Occupant Load Served by Corridor	Required Fire-Resistance Rating (hours)	
		Without Sprinkler System	With Sprinkler System (c)
H-1, H-2, H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A, E, F, M, S, U	Greater than 30	Not Permitted	1
R	Greater than 10	Not Permitted	1
I-2 (a), I-4	All	Not Permitted	1
I-1, I-3	All	Not Permitted	1 (b)

B	Greater than 30	Not Permitted	1 (d)
<p>(a) For requirements for occupancies in Group I-2, see Section 407.3.</p> <p>(b) For a reduction in the fire-resistance rating of occupancies in Group I-3, see Section 408.7.</p> <p>(c) Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.</p> <p>(d) Glass permitted in wall.</p>			

II. Delete Section 180TI A' Permanent Wood Foundation Systems" in their entirety.

12. Add Exhibit A:.

Exhibit A

Performance Guidelines for High Hazard Uses in the City of St. Charles

1. Specific location: The geographic location and distances to other structures, rivers, streams, and other use groups.
2. Zoning: The proximate distances to Assembly, Educational, Institutional, and Residential uses and vacant land zoned for these uses.
3. Types of hazardous materials which are not allowed: Materials listed in Section 307.3 High Hazard Group H-1 that present a detonation hazard shall not be permitted under any circumstances.
4. Allowable construction types: Type I and II only.
5. Required fire protection for High Hazard materials:
 - a. Provide extra hazard Group II fire sprinkler system
 - b. Provide a fixed foam fire protection system
6. Required water supply system: 3,000 to 6,000 gallons per minute from a reliable source.

(2016-M-8 : § 1; 2010-M-42 : § 2; 2006-M-63 : § 1; 2004-M-62 : § 1)